

Send tax notice to:  
ANATOLIY V. KURNITSKIY  
3125 WOODBRIDGE DRIVE  
BIRMINGHAM, AL 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2016150T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, T2, LLC whose mailing address is: 1356 INVERNESS COVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by ANATOLIY V. KURNITSKIY and ALEXA L. KURNITSKIY whose property address is: 3125 WOODBRIDGE DRIVE, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 29, according to the Survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.**

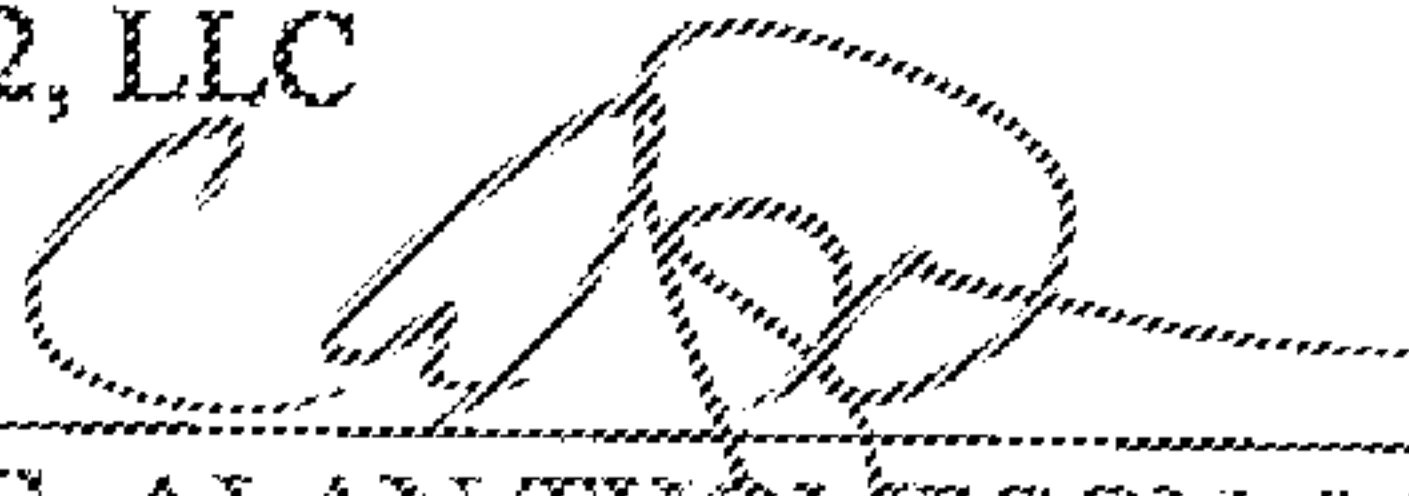
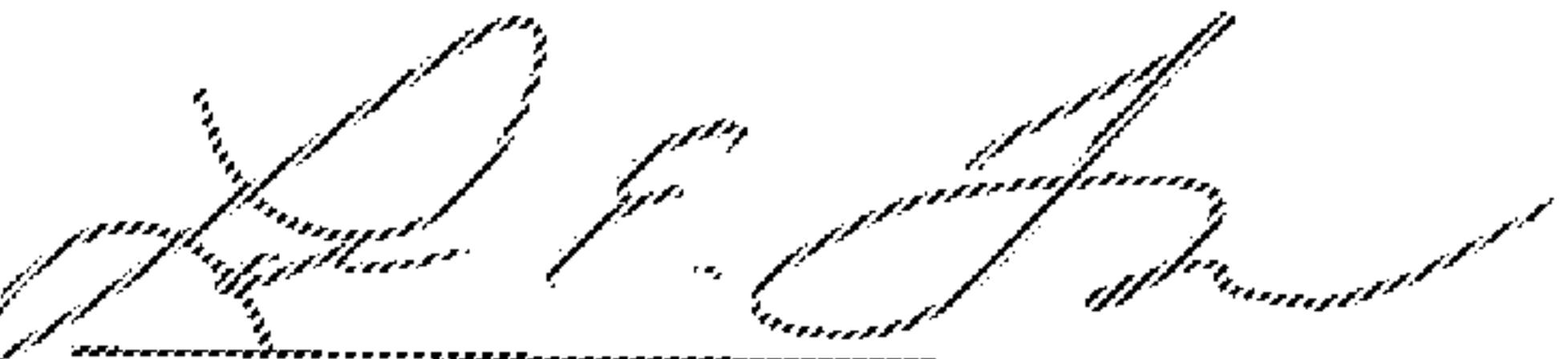
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. ALL MATTERS AS SET FORTH ON THE PLAT AS RECORDED IN PLAT BOOK 7, PAGE 67
3. MINERALS OF WHATSOEVER KIND, SUBSUFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORD.

\$154,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

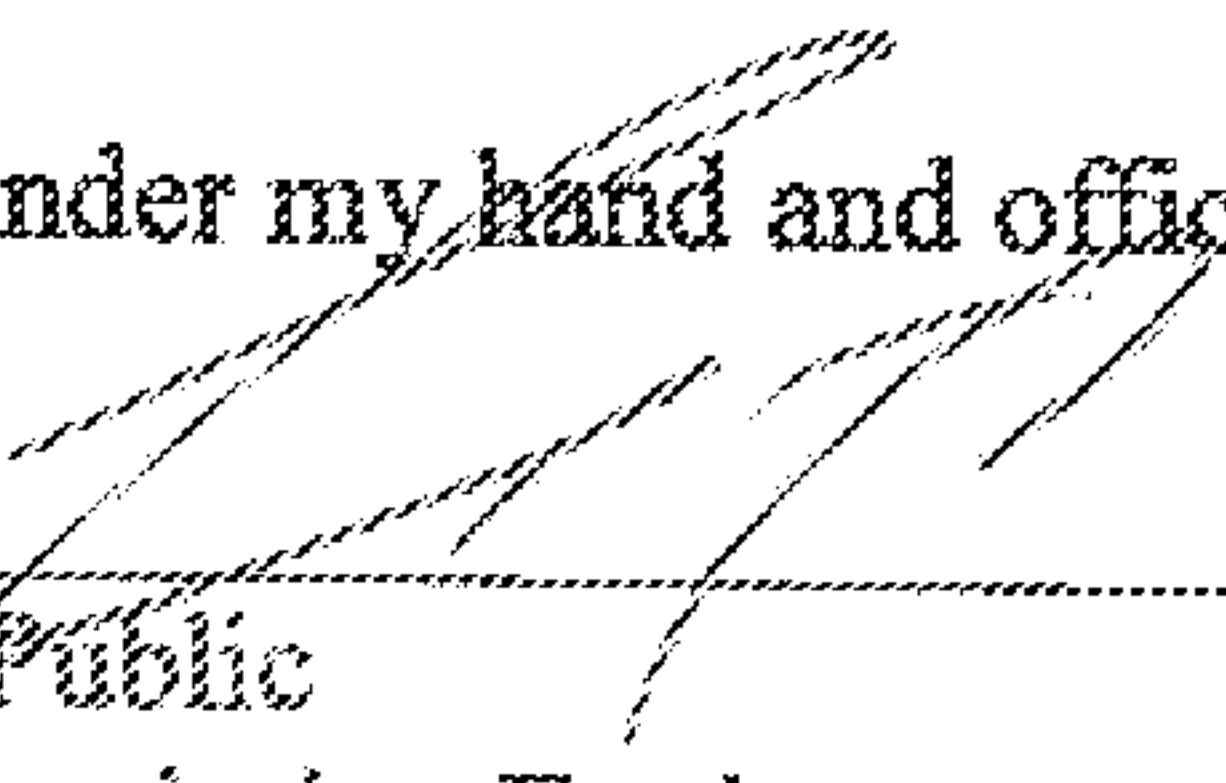

IN WITNESS WHEREOF, said Grantor, T2, LLC by C. ALAN THOMPSON AND LISA E. THOMPSON, MEMBERS, who are authorized to execute this conveyance, has hereunto set its signature and seal this the 6th day of April, 2016.

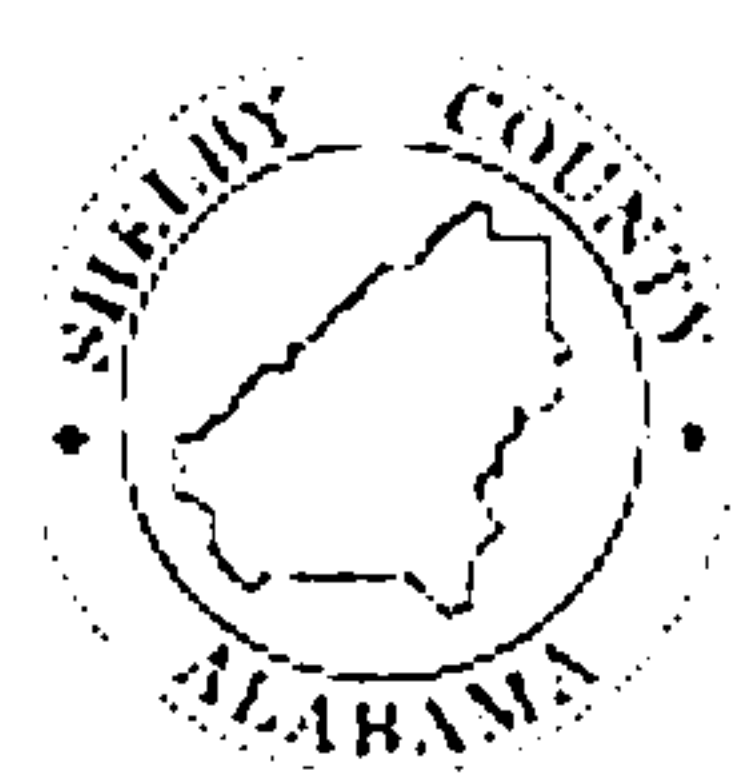
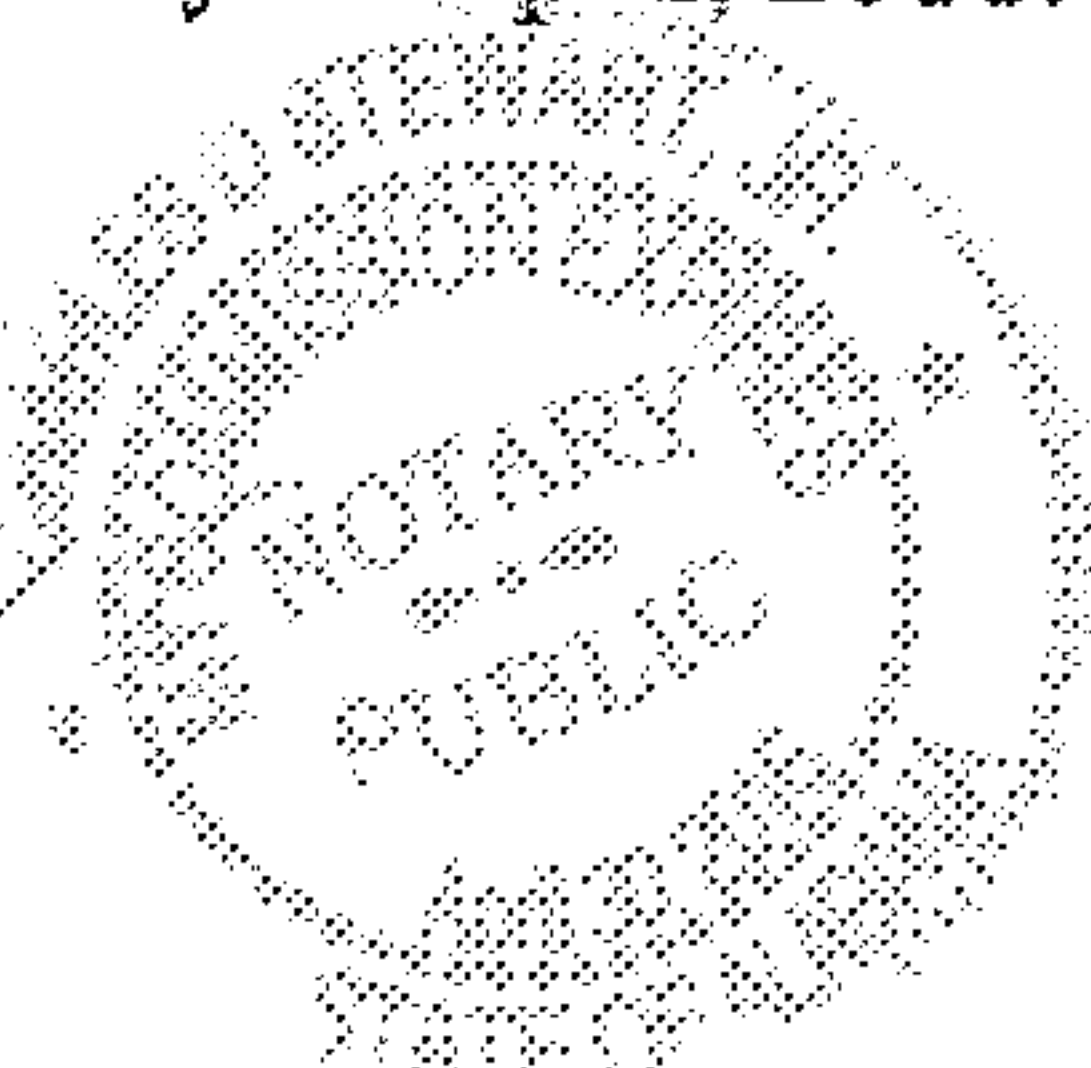
T2, LLC  
  
C. ALAN THOMPSON, MEMBER  
  
LISA E. THOMPSON, MEMBER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. ALAN THOMPSON AND LISA E. THOMPSON as MEMBERS of T2, LLC is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, in their capacity as such members and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said limited liability company.

Given under my hand and official seal on 6th day of April, 2016.

  
Notary Public  
My Commission Expires: 



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/13/2016 03:09:40 PM  
\$83.00 CHERRY  
20160413000121600

